

COMMUNITY INFO PACKET



firefly

WELCOME TO FIREFLY

The Community Built For Kids



TAP TO VIEW VIDEO

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A place where kids willingly ditch their devices

AND CHOOSE A LIFE OF ADVENTURE AND ACTIVITY



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A place where activities and events are planned

FOR OUR KIDS BY A FULL-TIME ACTIVITIES DIRECTOR

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A place for our kids to reach their full potential

BY MINIMIZING THEIR TIME ON DIGITAL DEVICES



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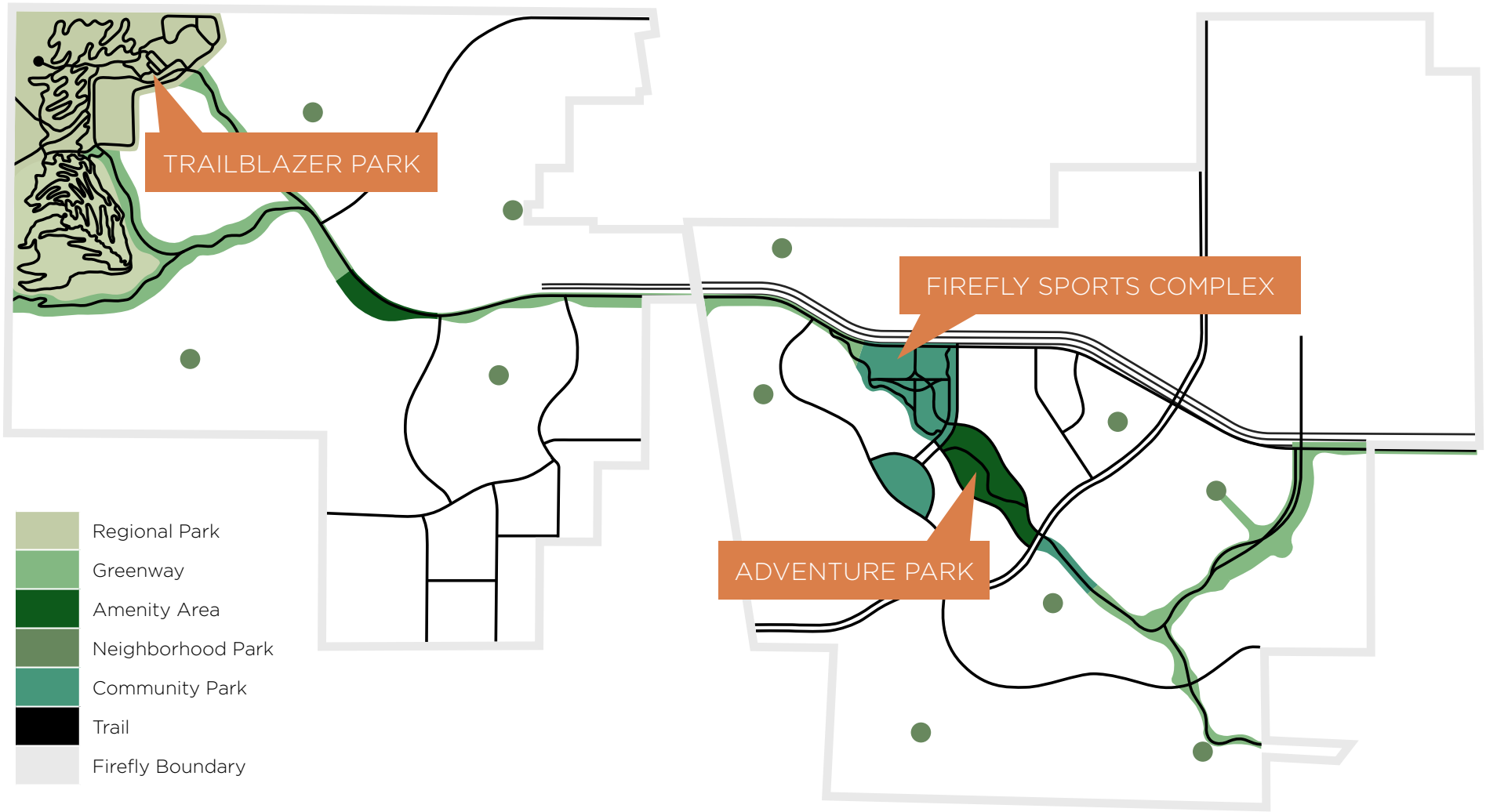


A place with over 350 acres of parks, trails and open space

INCLUDING MODERN AMENITIES DESIGNED TO GET KIDS OUTSIDE WITHOUT DIGITAL DEVICES

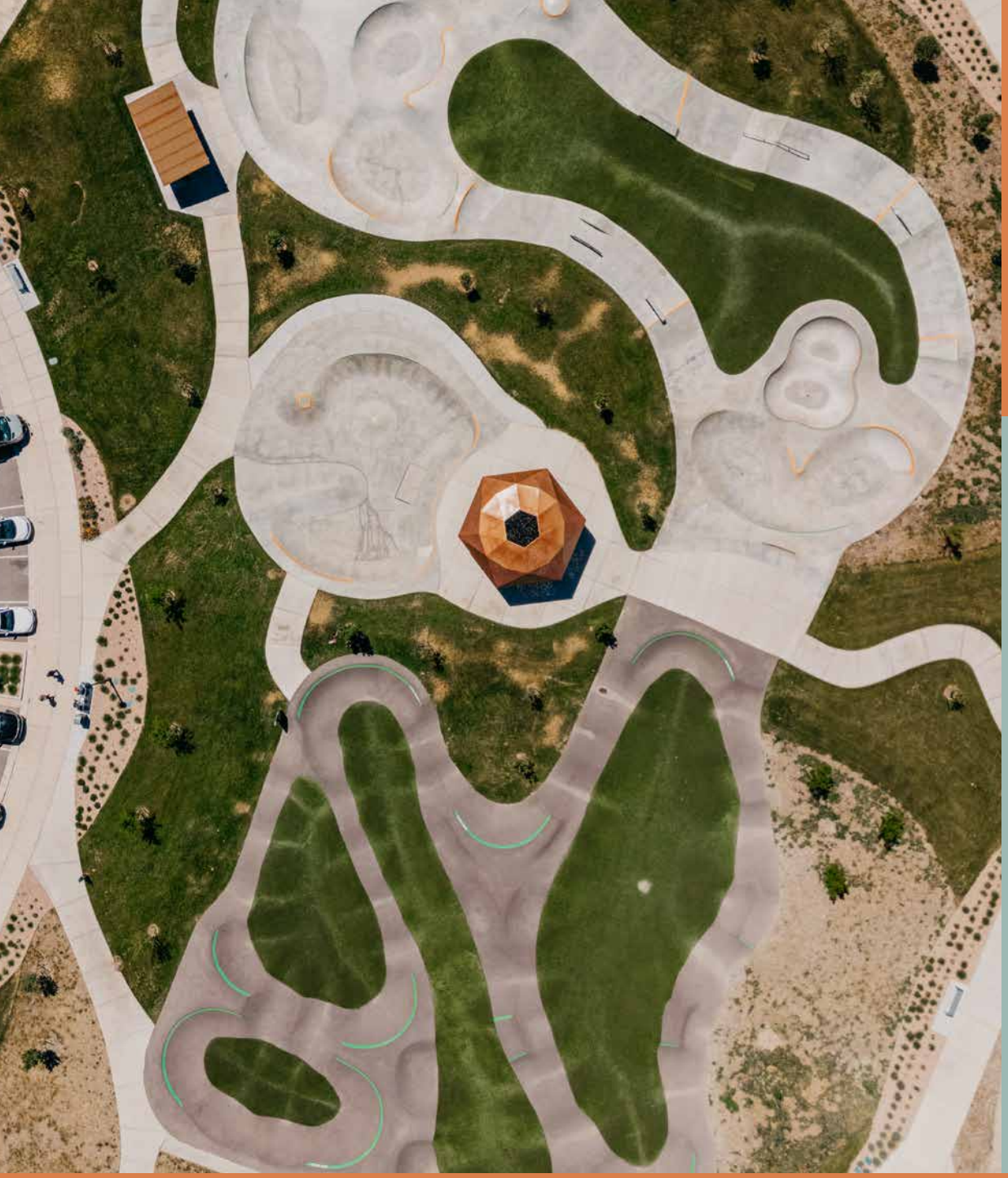
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PARKS, TRAILS & OPEN SPACE MAP



Plan is conceptual and subject to change.

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FIREFLY SPORTS COMPLEX

- **Soccer Fields**
- **Playground**
- **9 Pickleball Courts**
- **2 Basketball Courts**
- **Skate/Wheels Park**
- **Boulder Climbing Wall**
- **Covered Picnic Pavilion**
- **Trail System**

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FIREFLY SPORTS COMPLEX



1. Soccer Fields
2. Playground
3. 9 Pickleball Courts
4. 2 Basketball Courts
5. Skate/Wheels Park
6. Boulder Climbing Wall
7. Covered Picnic Pavilion
8. Trail System

Plan is conceptual and subject to change.

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PICKLEBALL COURTS FIREFLY SPORTS COMPLEX



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SOCCER FIELDS FIREFLY SPORTS COMPLEX



Plan is conceptual and subject to change.

SKATE/WHEELS PARK FIREFLY SPORTS COMPLEX









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ADVENTURE PARK

- **Indoor/Outdoor Playland**
- **Splashtown**
- **Soccer Fields**
- **Outdoor Amphitheater**

ADVENTURE PARK



1. Indoor/Outdoor Playland
2. Splashtown
3. 2 Soccer Fields
4. Outdoor Amphitheater

Plan is conceptual and subject to change.

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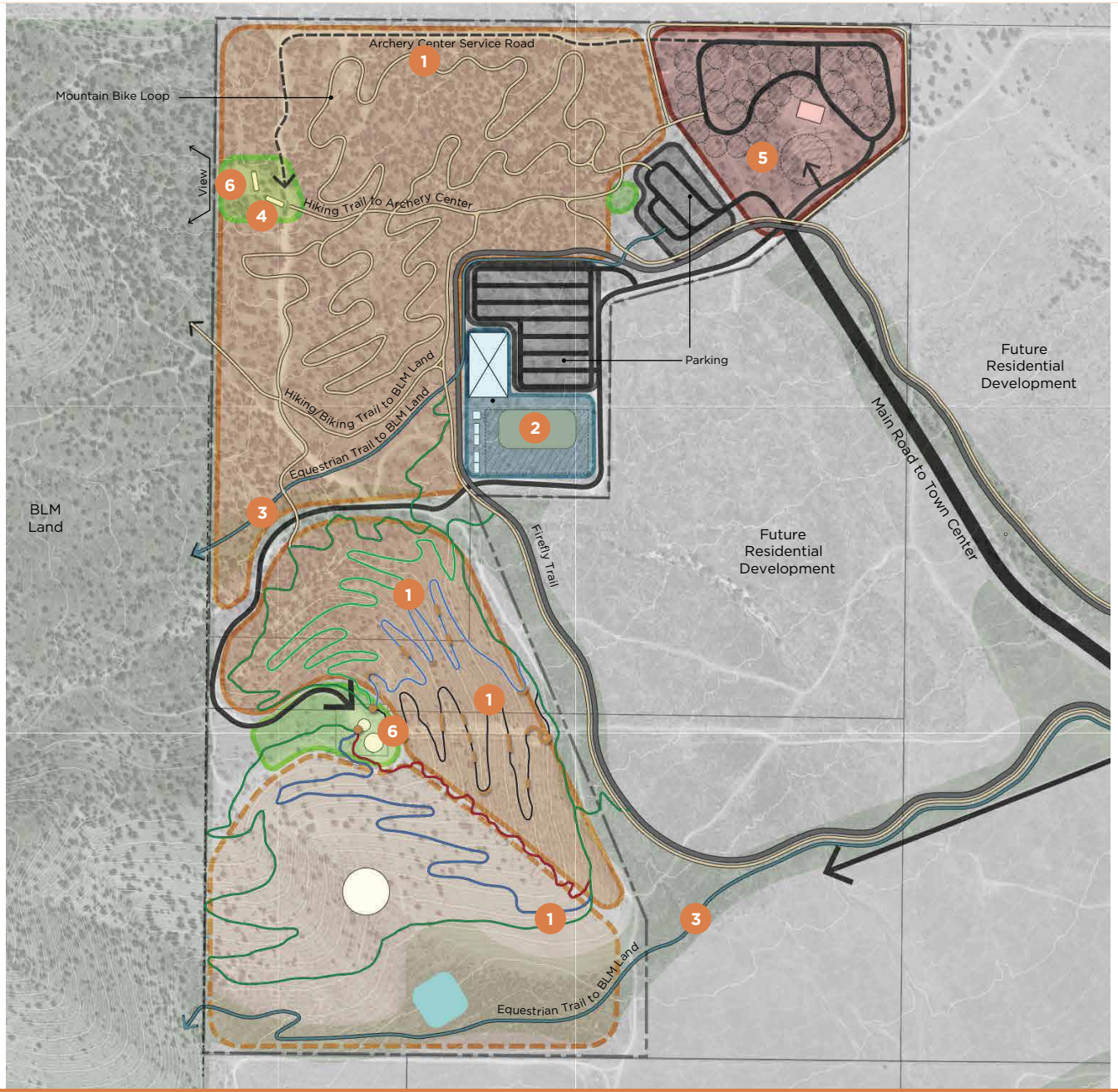


TRAILBLAZER PARK

- **Downhill Mountain Bike Trails**
- **4H/FFA Agriculture Center**
- **Equestrian Trails**
- **Archery & Axe Throwing Center**
- **Campground**
- **Lookout Point**

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TRAILBLAZER PARK



1. Downhill Mountain Bike Trails
2. 4H/FFA Agriculture Center
3. Equestrian Trails
4. Archery & Axe Throwing Center
5. Campground
6. Lookout Point

Plan is conceptual and subject to change.

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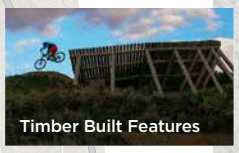
MOUNTAIN BIKE TRAILS TRAILBLAZER PARK

LEGEND

- Multi-Use Path from Firefly
- Multi-Use Two-Way Trail
- Downhill Beginner Flow
- Downhill Intermediate Flow / Jump
- Downhill Advanced Flow / Slopestyle
- Downhill Inter / Adv Technical
- Downhill Advanced Rock Garden
- Equestrian Trail to BLM Land
- Mountain Bike Start Hub
- Timber Mountain Bike Feature

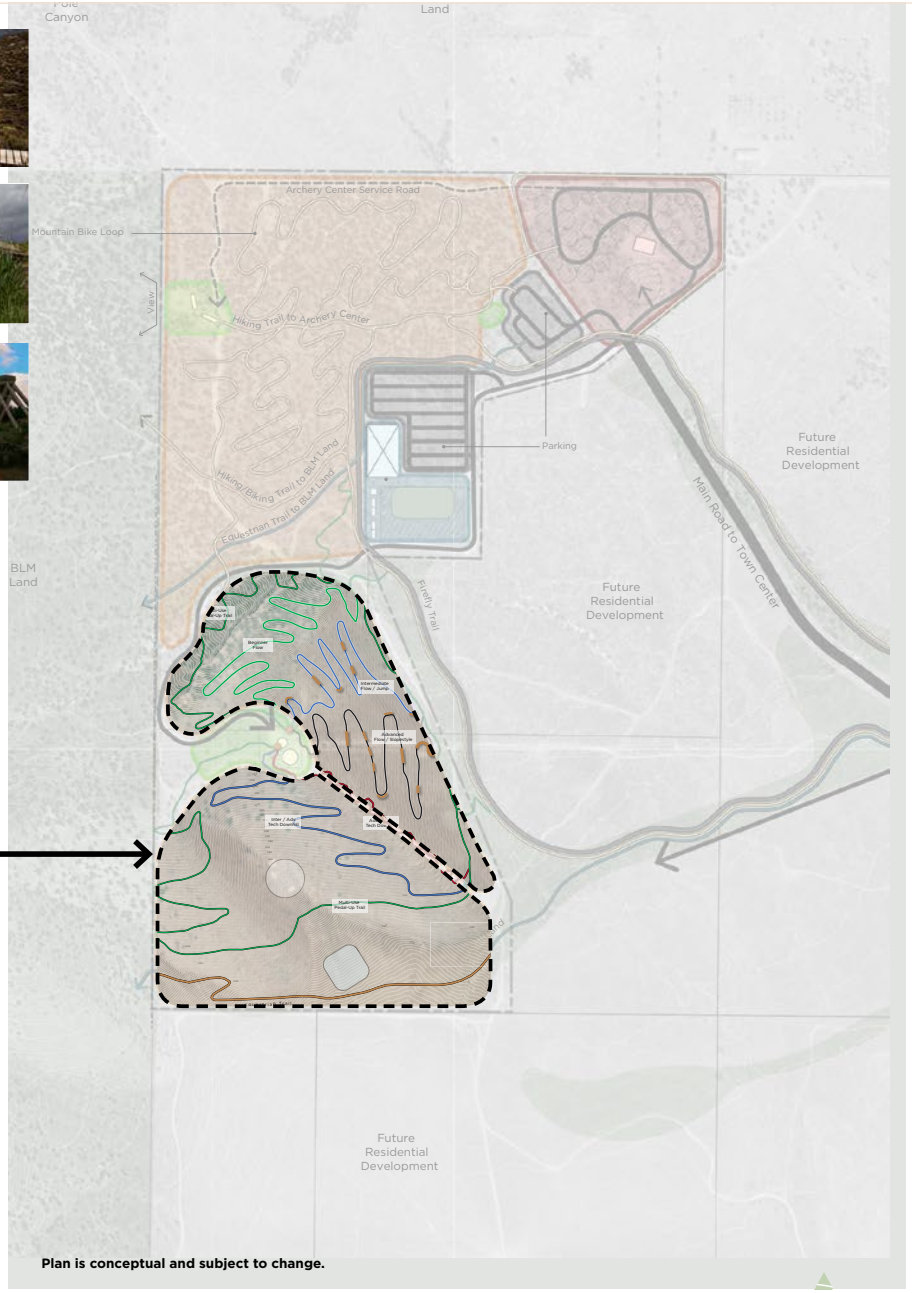






Timber Built Features

Rock Technical Trail



Plan is conceptual and subject to change.

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DOWNHILL MOUNTAIN BIKE COURSE



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RECREATIONAL AREAS TRAILBLAZER PARK





Plan is conceptual and subject to change.







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A place where families connect without wifi

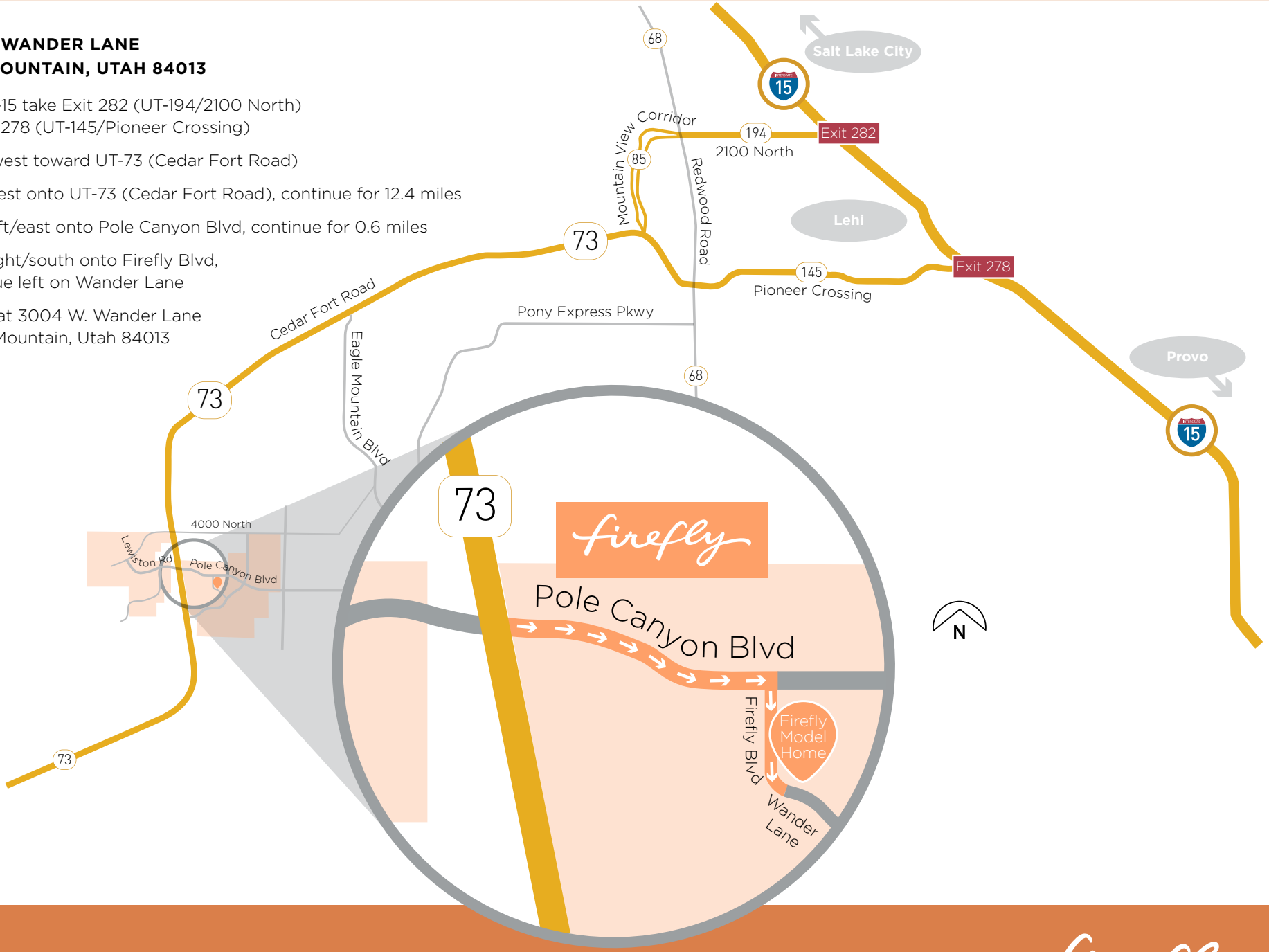
AND KIDS THRIVE WITHOUT DEVICES

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DRIVING DIRECTIONS TO FIREFLY FROM I-15

3004 W. WANDER LANE
EAGLE MOUNTAIN, UTAH 84013

1. From I-15 take Exit 282 (UT-194/2100 North) or Exit 278 (UT-145/Pioneer Crossing)
2. Head west toward UT-73 (Cedar Fort Road)
3. Turn west onto UT-73 (Cedar Fort Road), continue for 12.4 miles
4. Turn left/east onto Pole Canyon Blvd, continue for 0.6 miles
5. Turn right/south onto Firefly Blvd, continue left on Wander Lane
6. Arrive at 3004 W. Wander Lane Eagle Mountain, Utah 84013



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PHASE ONE DEVELOPMENT

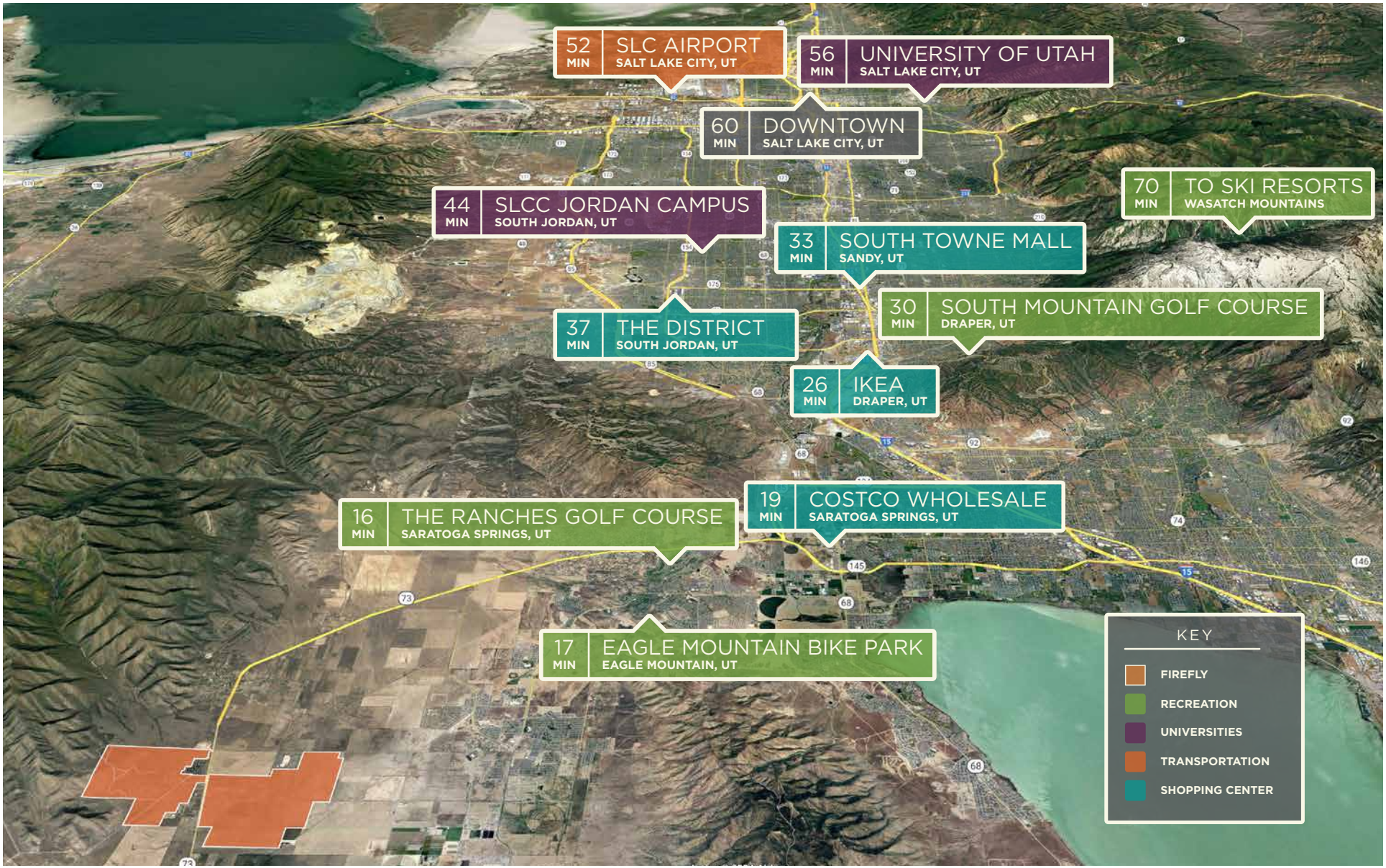


A place with so many ways to be active

RIGHT IN YOUR OWN BACKYARD



SALT LAKE COUNTY POINTS OF INTEREST



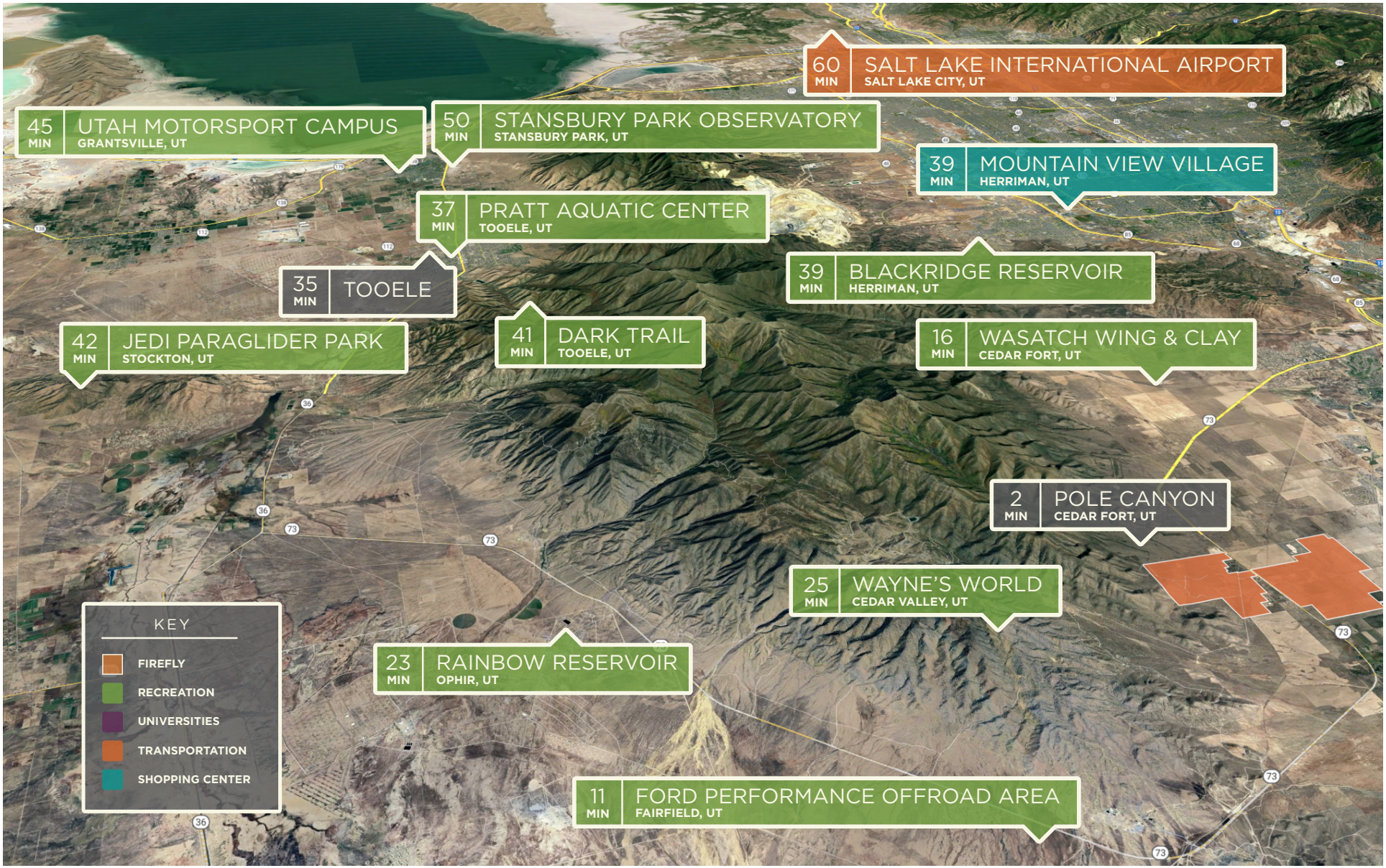
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UTAH COUNTY POINTS OF INTEREST



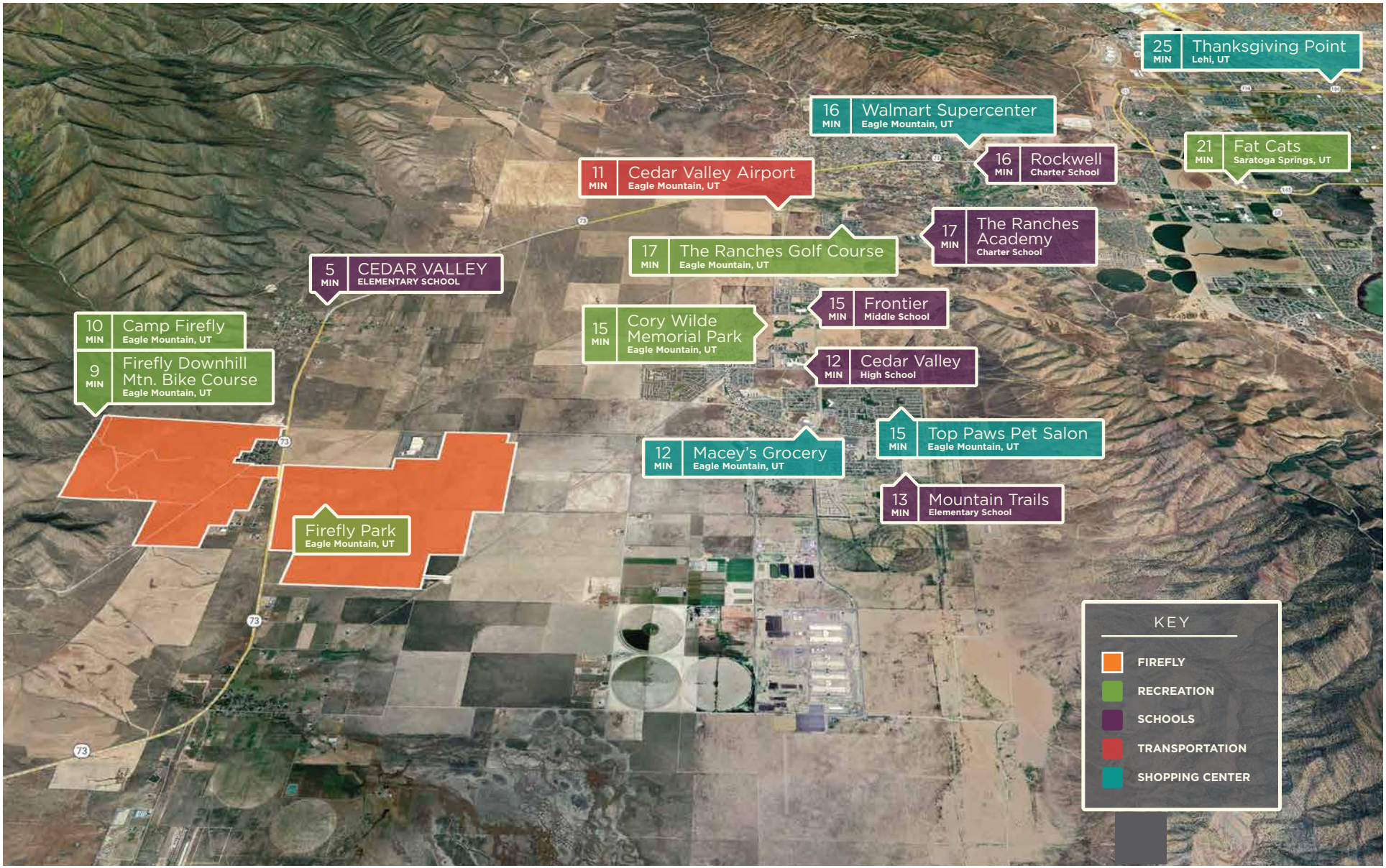
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TOOELE COUNTY POINTS OF INTEREST



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FIREFLY - EXPLORE WHAT'S NEARBY



When kids grow up, they'll have the best stories to tell

IMAGINE A NEW STORY FOR YOUR LIFE AND START LIVING IT



firefly

HOMEBUILDER



Candlelight homes™

We Build Beautiful™

We Build Beautiful™

Candlelight Homes is building more than beautiful homes at Firefly. We're building a place where families can easily disconnect from the digital world and spend meaningful time together.

Each Candlelight home is carefully crafted with unique design features and high quality materials ensuring your home remains a place of quality and comfort for years to come.

We're confident you'll be proud of your home and you'll want to share your positive building experience with family and friends.



Candlelight homes™
We Build Beautiful™

AWARD-WINNING HOMEBUILDER

Named the Advocacy Business of the Year by the Valley Crossroads Chamber of Commerce

Winner of the 2026 Utah Valley Parade of Homes Judges' Choice Award for the Solitude floor plan

Utah Valley Parade of Homes Judges' Choice – Northstar

Utah Valley Parade of Homes Judges' Choice – St. Moritz

3 Gold Nugget Awards – Home of the Year, Best Single-Family Detached Home, and Excellence in Design – Chamonix

Three consecutive years as one of Utah Business Magazine's Fast 50 companies and two consecutive years as one of Utah's Emerging 8 companies

Three consecutive years as one of the Emerging Elite Companies and three consecutive years as one of the Utah 100 by MountainWest Capital Network

Best of Houzz designations for five consecutive years

Four consecutive years as one of Utah Valley Magazine's Best Home Builders

Candlelight homes
We Build Beautiful

18 FLOOR PLANS TO CHOOSE FROM


INTERLAKEN


MONARCH


NORTHSTAR



KEYSTONE


ENGELBERG


SNOWMASS



CHAMONIX


DURANGO


BRECKENRIDGE


INNSBRUCK



SUN VALLEY


SILVERTON



ST. MORITZ



SOLITUDE



ALTA



BRIGHTON



NORDIC



SUNDANCE

VIEW ALL FLOOR PLANS ONLINE

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We Build Beautiful™

4 TOWNHOME FLOOR PLANS TO CHOOSE FROM



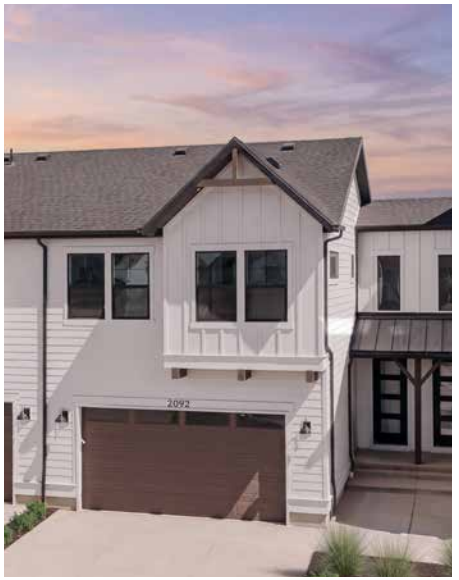
CASCADE



COTTONWOOD



SIERRA



WASATCH

VIEW ALL FLOOR PLANS ONLINE

QUICK MOVE-IN HOMES READY TO MOVE IN NOW?

VIEW ALL AVAILABLE HOMES ONLINE

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NORTHSTAR



MODEL HOME | DESIGNER SERIES

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DETAILS	
First Floor Sq Ft	1,344
Second Floor Sq Ft	1,419
Total Finished Sq Ft	4,116
Basement Sq Ft	1,353
Bedrooms	5
Baths	3.5
Width	35’

ELEVATIONS

FARMHOUSE

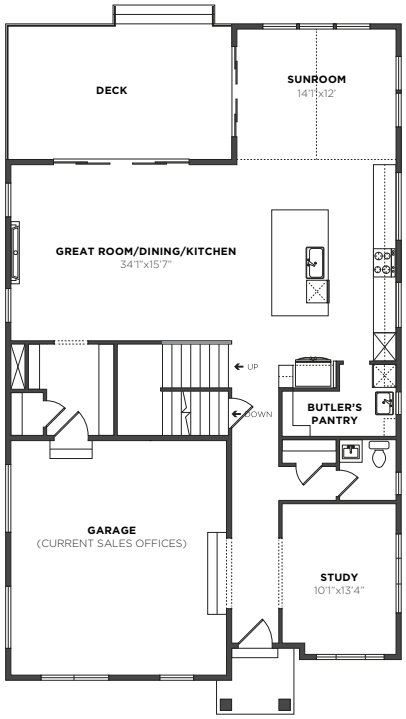


CRAFTSMAN

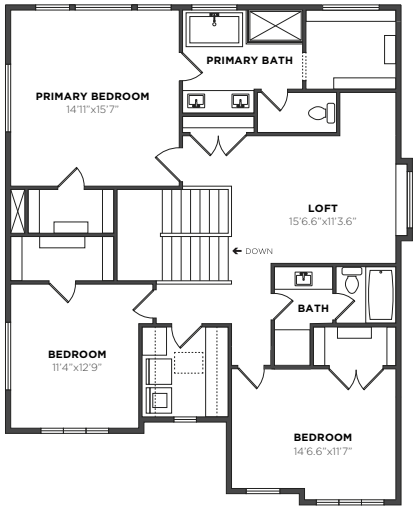


CONTEMPORARY

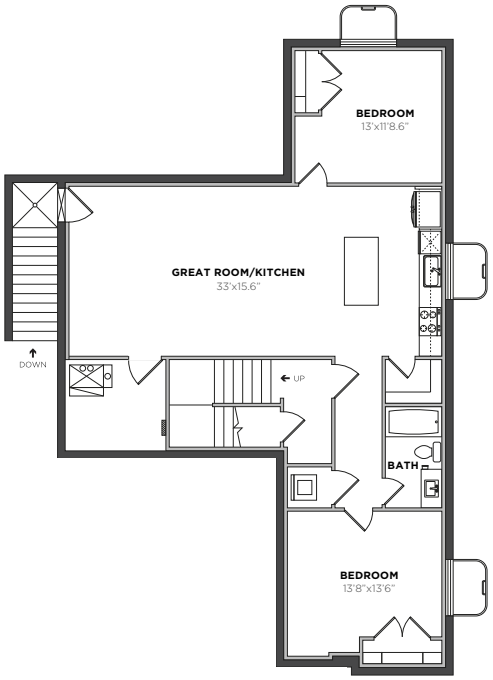




FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT

Plans are conceptual and subject to change.

CHAMONIX



MODEL HOME | ARCHITECTURAL SERIES

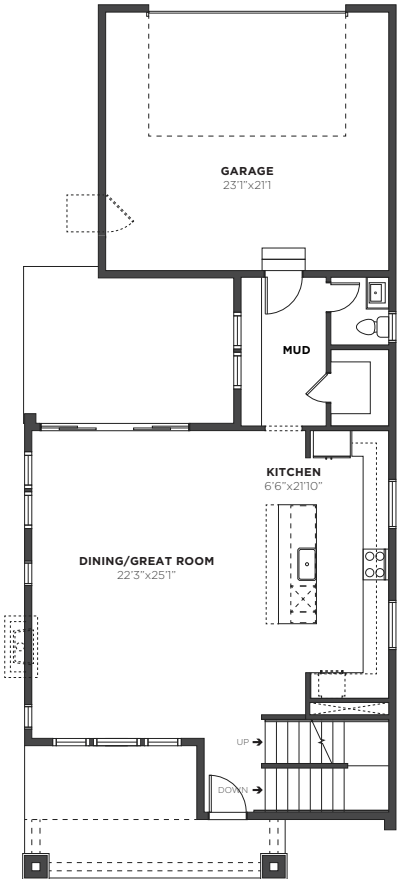
Candlelight homes
We Build Beautiful

DETAILS	
First Floor Sq Ft	1,038
Second Floor Sq Ft	1,184
Total Finished Sq Ft	2,241
Basement Sq Ft	1,029
Bedrooms	3
Baths	2.5
Width	30'

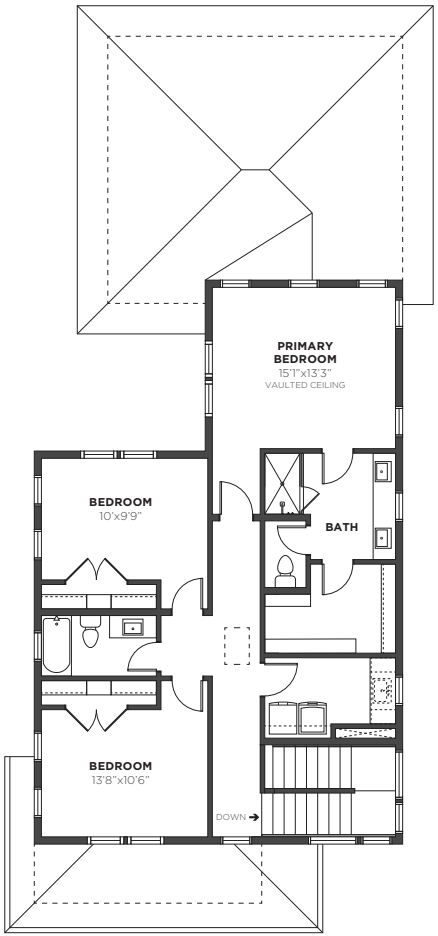
ELEVATIONS

SCANDINAVIAN

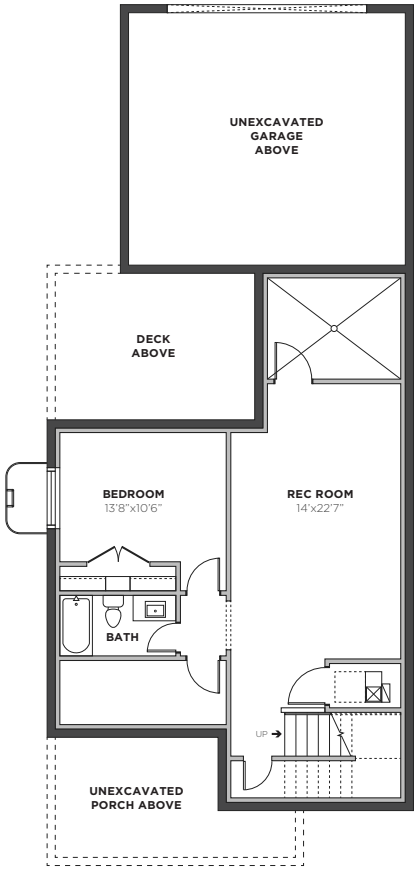




FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT

Plans are conceptual and subject to change.

KEYSTONE



MODEL HOME | DESIGNER SERIES

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DETAILS	
First Floor Sq Ft	1,126
Second Floor Sq Ft	1,281
Total Finished Sq Ft	2,407
Basement Sq Ft	1,140
Bedrooms	3
Baths	2.5
Width	40’

ELEVATIONS

CRAFTSMAN

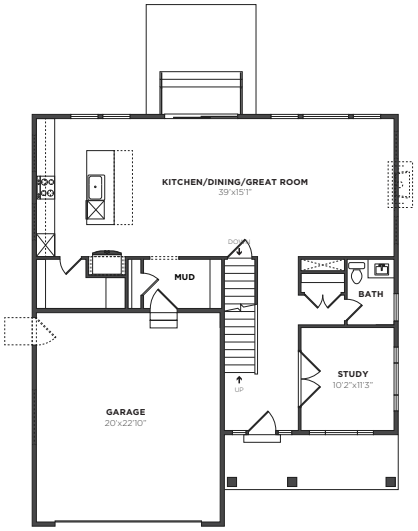


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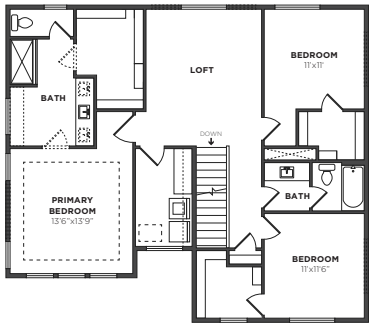


FARMHOUSE

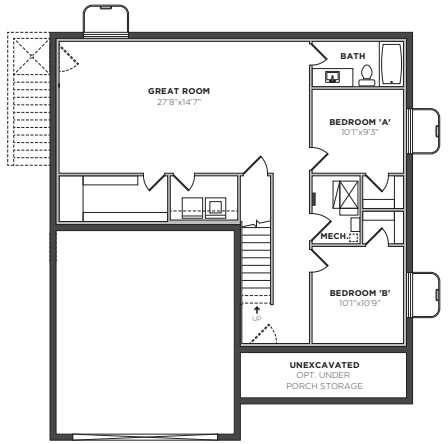




FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT

Plans are conceptual and subject to change.

ST. MORITZ



MODEL HOME | ARCHITECTURAL SERIES

Candlelight homes
We Build Beautiful

DETAILS	
First Floor Sq Ft	1,607
Second Floor Sq Ft	919
Total Finished Sq Ft	2,526
Basement Sq Ft	1,619
Bedrooms	4
Baths	2.5
Width	35'

ELEVATIONS

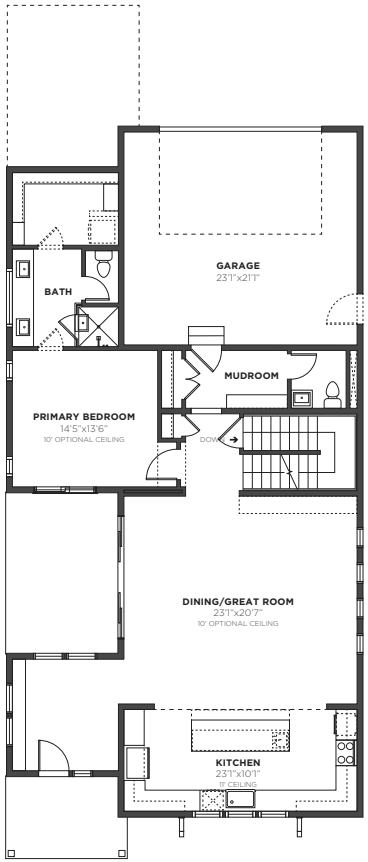
FARMHOUSE



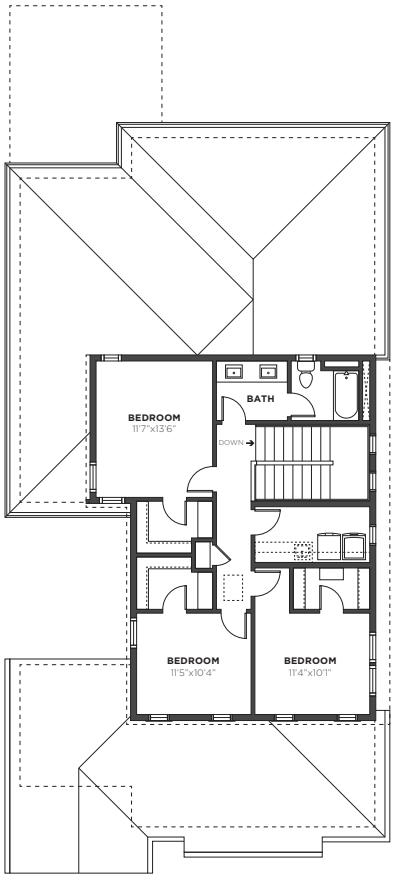
SCANDINAVIAN



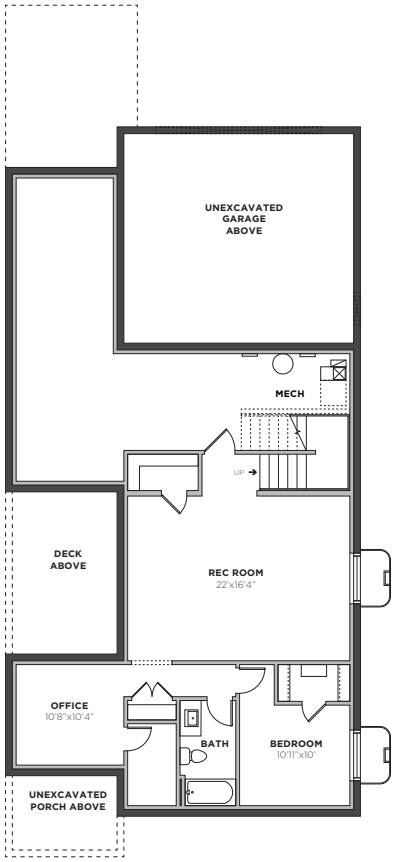
Plans are conceptual and subject to change.



FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT

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SUN VALLEY



MODEL HOME | DESIGNER SERIES

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We Build Beautiful™

DETAILS	
First Floor Sq Ft	1,541
Second Floor Sq Ft	1,043
Total Finished Sq Ft	2,584
Basement Sq Ft	1,553
Bedrooms	4
Baths	2.5
Width	50’

ELEVATIONS

FARMHOUSE

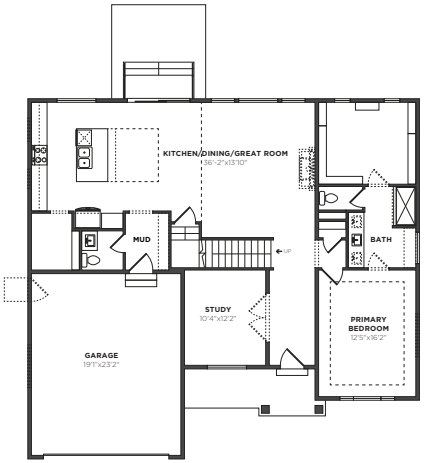


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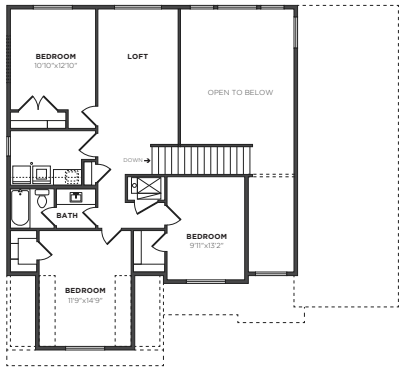


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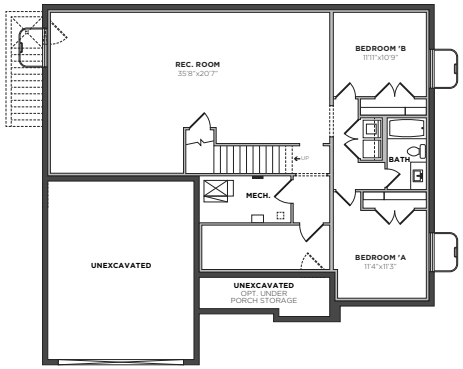




FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT

Plans are conceptual and subject to change.

SOLITUDE



MODEL HOME | DESIGNER SERIES

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DETAILS	
First Floor Sq Ft	2,339
Total Finished Sq Ft	4,529
Basement Sq Ft	2,190
Bedrooms	3
Baths	2.5
Width	---

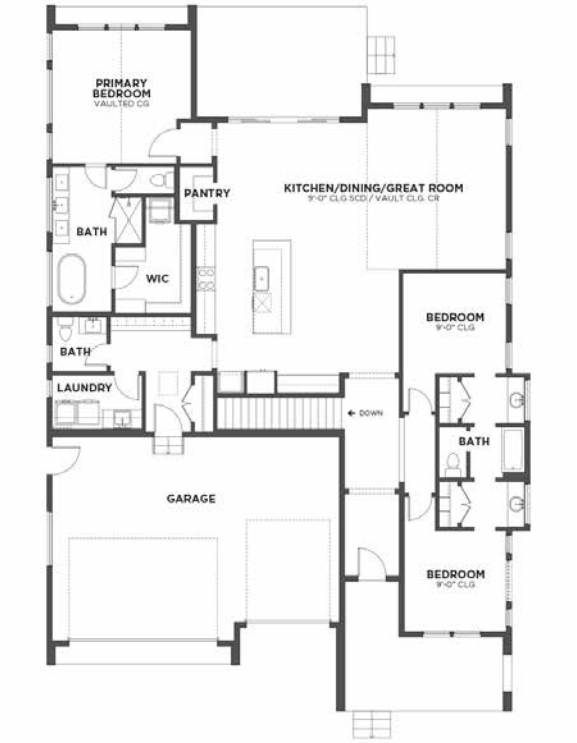
ELEVATIONS

SCANDINAVIAN



CRAFTSMAN





FIRST FLOOR



OPT. FINISHED BASEMENT

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CASCADE | COTTONWOOD

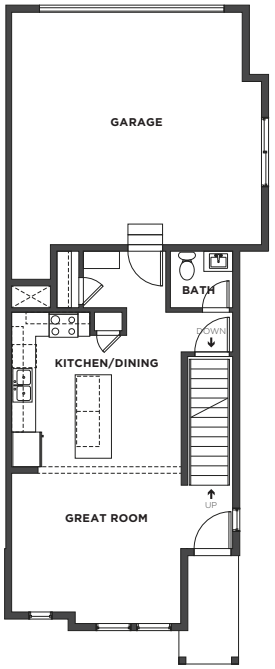


TOWNHOMES

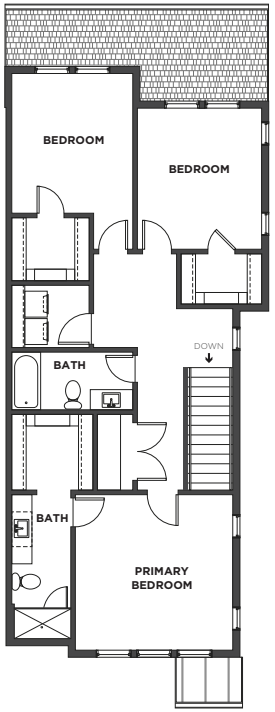
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CASCADE

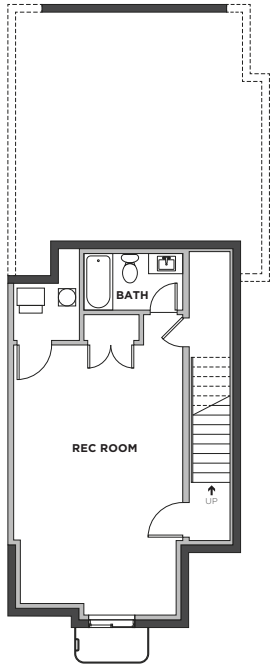
DETAILS	
First Floor Sq Ft	621
Second Floor Sq Ft	987
Total Finished Sq Ft	1,608
Basement Sq Ft	563
Bedrooms	3
Baths	2.5



FIRST FLOOR



SECOND FLOOR

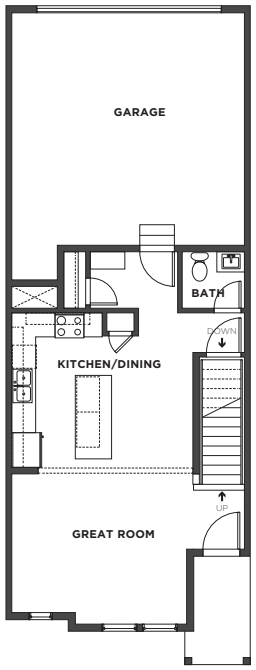


OPT. FINISHED BASEMENT

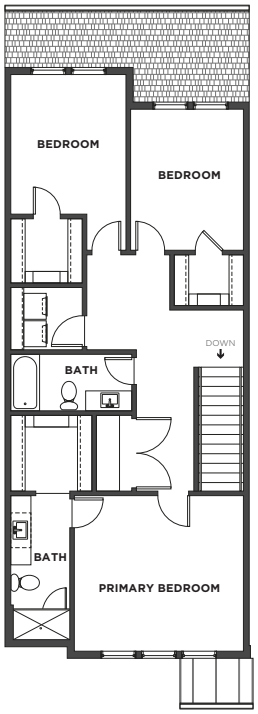
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COTTONWOOD

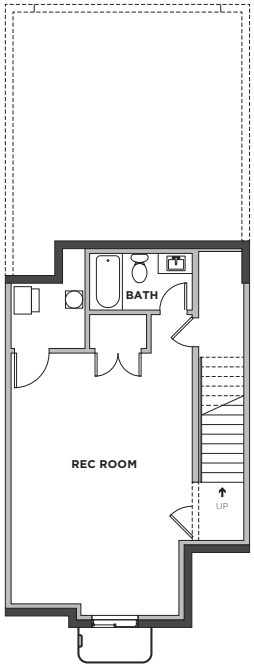
DETAILS	
First Floor Sq Ft	644
Second Floor Sq Ft	981
Total Finished Sq Ft	1,625
Basement Sq Ft	610
Bedrooms	3
Baths	2.5



FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT

Plans are conceptual and subject to change.

SIERRA | WASATCH

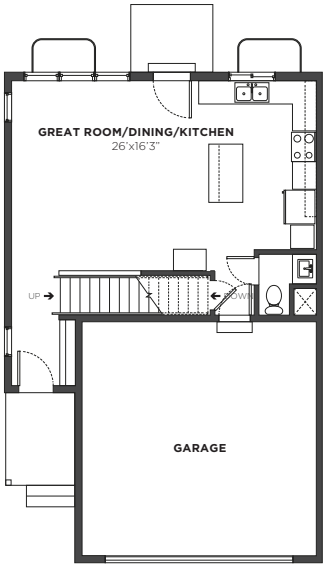


TOWNHOMES

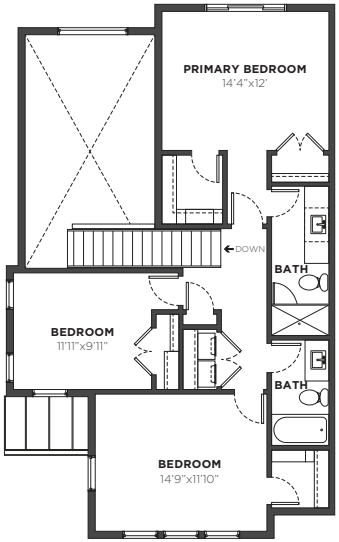
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SIERRA

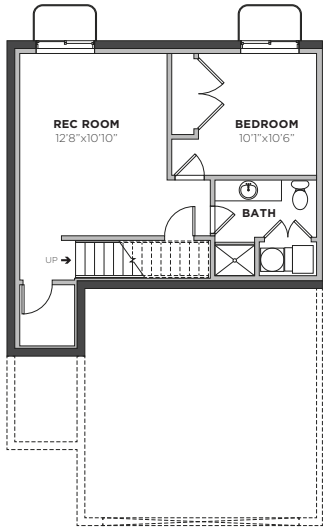
DETAILS	
First Floor Sq Ft	602
Second Floor Sq Ft	866
Total Finished Sq Ft	1,468
Basement Sq Ft	544
Bedrooms	3
Baths	2.5



FIRST FLOOR



SECOND FLOOR

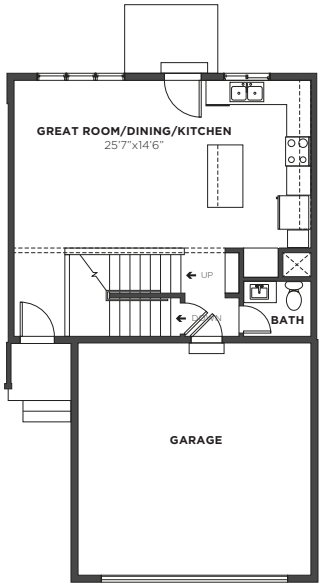


OPT. FINISHED BASEMENT

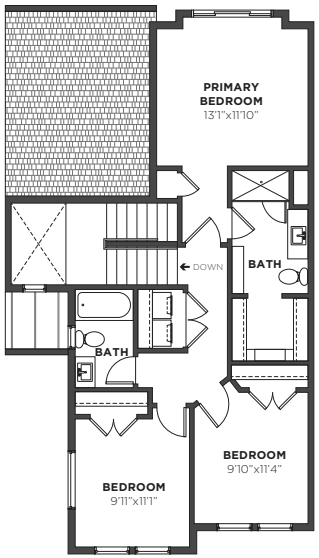
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WASATCH

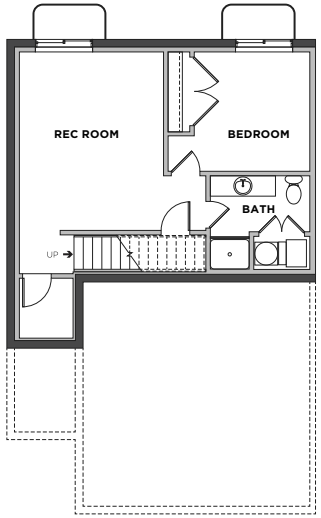
DETAILS	
First Floor Sq Ft	603
Second Floor Sq Ft	763
Total Finished Sq Ft	1,366
Basement Sq Ft	568
Bedrooms	3
Baths	2.5



FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT

Plans are conceptual and subject to change.